

Milton Township
Planning Commission
Approved Meeting Minutes
December 12, 2017

Member present: Chairman Hefferan, Murphy, Kingon, Merillat, Cole, Kopkau, and Lefebvre

Also present: Weinzapfel and 1 audience member.

Hefferan called the meeting to order at 7:00 pm.

Approval of meeting minutes dated November 14, 2017:

Motion by Kingon to approve the minutes as presented. Seconded by Cole. **Motion carried.**

Zoning Administrator Report:

Weinzapfel gave an update on the DNR Development Grant which was not submitted on time by Gosling Zsubak. The Grand Traverse Conservancy will handle all grant applications going forward.

MTA conference will be at the Grand Traverse Resort around the end of April.

Township Board Report:

Cole and Weinzapfel discussed the DNR Development Grant funding.

Agenda:

1. Dowker rezone from Ag to M Subcommittee Report.
2. Outside Sales and Displays Subcommittee Report.
3. Shoreline protection Subcommittee Report.
4. Set agenda for January 9, 2018.

Motion by Lefebvre to approve the agenda. Seconded by Kopkau. **Motion carried.**

Public Comment: No one wished to speak.

1. Dowker rezone from Ag to M Subcommittee Report:

Application 2018-01. Murphy presented a subcommittee report dated November, 28 2017. Tad Dowker is requesting to rezone parcel 05-12-535-006-00 from AG to M. The property is under contract for purchase. Because this is a gravel pit, it would be great to have them all zoned consistently. It prevents sprawl and creates the least amount of residential impact. We are helping to promote small business.

Cole asked if Dowker had approached any of the homeowners where the access road goes in. Do you anticipate getting objections? This will only impact one residential home. Hefferan said he appreciates the fact that this is being motivated by Tad and his future business plans, but as this relates to a rezone we must keep in mind all uses allowed in chapter 12. Merillat said this would

in fact make the parcel conforming with its current use. It is currently non-conforming. Murphy asked if this deal blows apart and he pulls his request, do we still continue to do this? The request would be withdrawn, but we would have the ability to continue if we made the decision to do so. Kingon said it is consistent with the other two gravel pits and consistent with the Master Plan. Cole said one issue may be the condition of the road. It is a private road. Weinzapfel discussed easements.

Motion by Cole to schedule a public hearing on January 9, 2018 for the rezoning from Ag to M for application 2018-01, parcel 05-12-535-006-00. Seconded by Murphy. **Motion carried.**

2. Shoreline Protection Strip Subcommittee Report:

Kingon said the language has not changed. The goal is to discuss and call for a public hearing next month.

Motion by Kingon to schedule a public hearing on January 9, 2018 to consider public input on the final draft dated November 16, 2017 of the shoreline protection strip which amends section 117.320. Seconded by Lefebvre. **Motion carried.**

Motion by Kingon to schedule a public hearing on January 9, 2018 to consider public input on amendment 2018-03, Chapter 3, Section 117.321 adding Residential Waterfront Access Restrictions. Seconded by Kopkau. **Motion carried.**

3. Outside Sales and Displays Subcommittee Report:

Motion by Hefferan to schedule a public hearing for January 9, 2018 to consider public input for amendment 2018-04 Chapter 2, Section 117.215 to change definition of Outside Sales and Displays to “A commercial land use or activity that displays goods for sale or rent on an open-air lot or yard visible from the public right of way.” Seconded by Kingon. **Motion carried.**

Weekly Rentals Subcommittee:

Kingon, Cole, and Murphy will be on the subcommittee. Meeting will be January 15 at 9:00am.

Motion by Cole to modify the agenda to elect officers at this meeting because of the number of public hearings next month. Seconded by Kingon. **Motion carried.**

Hefferan nominated as chairman for 2018.

Nominations closed.

Motion by Kingon to elect Hefferan as chairman. Seconded by Kopkau. **Motion carried.**

Lefebvre nominated as vice chair for 2018.

Nominations closed.

Motion by Kingon to elect Lefebvre as vice chair. Seconded by Cole. **Motion carried.**

Merillat nominated as secretary for 2018.

Nominations closed.

Motion by Murphy to elect Merillat as secretary. Seconded by Cole. **Motion carried.**

4. Set agenda for January 9, 2018 meeting.
 1. Dowker rezone from Ag to M 2018-01 Public Hearing.
 2. Shoreline Protection Strip 2018-02 Public Hearing.
 3. Residential Waterfront Access Restrictions Public Hearing 2018-03.
 4. Outside Sales and Displays Public Hearing 2018-04.
 5. Approval of meeting dates for 2018.
 6. Signs.
 8. Set agenda for next meeting

Motion by Kopkau to adjourn at 8:15pm. Seconded by Murphy. **Motion carried.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joseph Merillat". The signature is written in a cursive, flowing style.

Joseph Merillat